

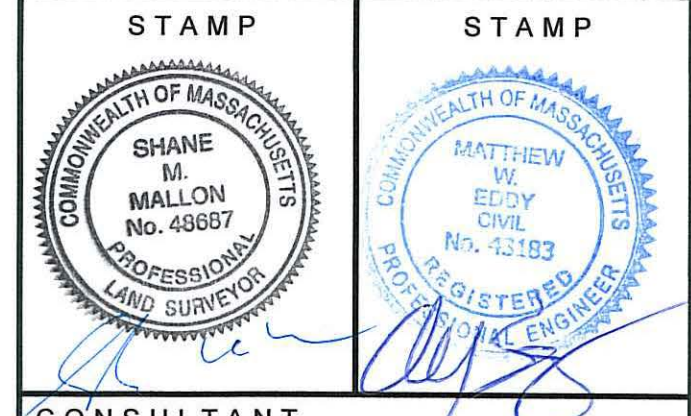
GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW SUBSTANTIAL COMPLIANCE WITH THE APPROVED SITE PLAN FOR ZONING.
 - LOCUS AREA IS COMPRISED OF:
PER CURRENT ASSESSOR'S RECORDS:
OWNER: AIRVIEW LLC
DEED BOOK 28116 PAGE 8
RECORD PLANS: BK 144 PG 85; BK 368, PG 97; BK 181, PG 119; BK 405, PG 40; BK 58 PG 119; LCP 16462 A, C, D, E, F, G; BK 658 PG 72
ASSESSOR'S MAP 311, PARCELS 027, 081 AND 082
 - PROJECT BENCHMARK: AS SHOWN ON THIS PLAN
 - ZONING INFORMATION:
ZONING DISTRICT: HG (HYANNIS GATEWAY)
CURRENT MINIMUM ZONING REQUIREMENTS:
MIN. LOT AREA = 40,000 SF
MIN. LOT FRONTAGE = 50'
MIN. YARD SETBACKS: FRONT = 60', SIDE = 20', REAR = 15'
MAXIMUM BUILDING HEIGHT = 40 FEET OR 3 STORIES
F.A.R. (FLOOR AREA RATIO) = 0.8 MAXIMUM
MAXIMUM LOT COVERAGE = 80%
MAXIMUM IMPERVIOUS COVERAGE = 50% IN GP, WP OVERLAY
OVERLAY DISTRICTS: GP, WP, SEP, STATE ZONE II
 - A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO BAXTER NYE ENGINEERING & SURVEYING.
 - THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY BAXTER NYE ENGINEERING & SURVEYING ON AUGUST 17, 2021.
 - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250001 0566 J EFFECTIVE DATE JULY 16, 2014.
- EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON.
- SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES AND DESIGN RECORDS. LOCATIONS OF COMPILED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.

Registered Professional Engineers
and Land Surveyors

78 North Street - 3rd Floor
Hyannis, Massachusetts 02601

Phone - (508) 771-7502
Fax - (508) 771-7622
www.baxter-nye.com



CONSULTANT

CONSULTANT

PREPARED FOR:
Airview, LLC
297 North Street
Hyannis, MA 02601

PROJECT TITLE
Proposed Redevelopment
451 and 467 Iyanough Road
Hyannis, MA 02601

DATE DESCRIPTION
SHEET TITLE
Site Plan As-Built

SHEET NO
AB1.0

DATE: SEPTEMBER 9, 2021

SCALE IN FEET
SCALE: 1"=20'

DRAWN BY: SDM CHECKED BY: MWE
JOB NO: 2014-057 FILE: 2014-057_AB.dwg

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